



# THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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নং 354 দিশপুৰ, সোমবাৰ, 7 আগষ্ট 2023, 16 শাওণ, 1945 (শক)  
No. 354 Dispur, Monday, 7th August, 2023, 16th Sravana, 1945 (S. E.)

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GOVERNMENT OF ASSAM  
ORDERS BY THE GOVERNOR  
DEPARTMENT OF HOUSING AND URBAN AFFAIRS

## NOTIFICATION

The 21st June, 2023

**eCF No. 319086/2023/91.-** In exercise of the powers conferred by the Sub- section (2) and (3) of Section 10 of the Assam Town & Country Planning Act, 1959 (as amended) read with Rule 6 of Assam Town and Country Planning (Publication of Master Plan and Zoning Regulations) Rules 1962, the Governor of Assam is pleased to publish the following notice regarding the publication of the Final Master plan for Teok.

### **Notice for the Publication of Final Master Plan for Teok.**

1. It is notified that the Final Master plan for Teok is prepared by the Directorate of Town & Country Planning, Government of Assam and adopted by the State Government under sub Section (2) and (3) of Section 10 of the Assam Town and Country Planning Act, 1959 (as amended) read with Section 6 of the Assam Town and country Planning (Amendment) rule, 1962 for the area described in the schedule below, is hereby published.
2. The Final Master plan with all relevant papers and maps may be inspected free of Cost during the office hours at the office of the Director, Town & Country Planning, Assam, Dispur, Guwahati-6, the Deputy Director, Town & Country Planning, District Office- Jorhat, office of the Chairman, Teok Municipal Board and Teok Revenue Circle office . Copies of the Final Master Plan is available in the office of the Director, Town & Country Planning, Dispur, Guwahati-6 and Deputy Director, Town & Country Planning, District Office- Jorhat for sale on payment.

**SCHEDULE****A. SITUATION AND AREA**

DISTRICT	: Jorhat
Sub-Division	: Teok
Teok Municipality Area	: 6.90 Sq.Km
Teok Master Plan area, 2041	: 80.74 Sq.Km

**B. REVENUE AREA INCLUDING IN THE TEOK MASTER PLAN**

Parts of Revenue Circle and Villages included in the Final Master Plan Area for Teok -

1. Teok revenue Circle
2. Jorhat East circle

**REVENUE CIRCLE AND MAUZA WISE VILLAGES INCLUDED UNDER PROPOSED MASTER PLAN AREA FOR TEOK, 2041**

Sl.No.	VILLAGES	MOUZA	REVENUE CIRCLE	TYPE OF SETTLEMENT
1	Arondhora Gaon	Holungapar	Jorhat East	RURAL
2	Baduli Phukhuri Majgaon	Holungapar	Teok	
3	Bam Dhekiyakhowa	Caukhat	Jorhat East	
4	Bam kukuracowa	Caukhat	Teok	
5	Bangaon	Caukhat	Teok	
6	Bharaluwa Sonari Gaon	Caukhat	Teok	
7	Bonpithaguri Gaon	Holungapar	Jorhat East	
8	Changmai Gaon	Lahing	Teok	
9	Changmai Gaon	Simaluguri	Teok	
10	Changmai Gar Potha	Tiyok	Teok	
11	Chaodang Gaon	Tiyok	Teok	
12	Chetiagaon	Lahing	Teok	
13	Dagar Cuk	Caukhat	Teok	
14	Dakhkhin Dulia Gaon	Tiyok	Teok	
15	Dekianichuk Bharlua	Tiyok	Teok	
16	Dulia Gaon	Tiyok	Teok	
17	Gariya Habi Bagisa	Caukhat	Jorhat East	
18	Gohain Gaon	Simaluguri	Teok	
19	Hrenchua Gaon	Lahing	Teok	
20	Jhagduar Habi	Tiyok	Teok	
21	Jhohakhat	Gakhirkhowa	Teok	
22	Kothikuchi Gaon	Tiyok	Teok	
23	Mahara gaon	Tiyok	Teok	
24	Mirigaon	Gakhirkhowa	Teok	
25	Mongali Gaon	Tiyok	Teok	
26	Motoria Khongia Gaon	Tiyok	Teok	
27	Mudoijonia Bhorluagaon	Holungapar	Teok	

Sl.No.	VILLAGES	MOUZA	REVENUE CIRCLE	TYPE OF SETTLEMENT
28	Naobaicha Gaon	Gakhirkhowa	Teok	
29	Narengpachni Gaon	Tiyok	Teok	
30	Norahiloidari gaon	Holungapar	Jorhat East	
31	Pirakotha Bharoluadewan Gaon	Holungapar	Teok	
32	Sharu Mainapariya gaon	Caukhat	Jorhat East	
33	Suramani Gaon	Simaluguri	Teok	
34	Tinikuriya Dhekiyakhwa	Caukhat	Jorhat East	
35	Tiok Grant	Gakhirkhowa	Teok	

**DESCRIPTION OF BOUNDARY**

NORTH	Da-Kukurachuwa Gaon and Sonari Gaon
EAST	Jhanji river
SOUTH	Nagadera Gaon and Chaponihabi Gaon
WEST	Lahdoigarh and Meleng Hudamua Gaon

**KAVITHA PADMANABHAN,**

Commissioner & Secretary to the Government of Assam,  
 Department of Housing and Urban Affairs,  
 Dispur, Guwahati-6.

## **CHAPTER – 1:**

### **1.1. LOCATION:-**

**Teok** is a neighbourhood town of Jorhat. It is about 20 km from Jorhat Town railway station. Teok lies almost between Jorhat and Sivasagar District.

Teok is located at 26° 50' 27" N and 94°25' 30" E. It has an average elevation of 300 feet

Some of the important place to visit in and around Teok are –

- Sri Sri Auniati Satra, Kaliapani (6 km away).
- Dhekiakhowa Bornamghar (12 km away).
- Lachit Borphukan's Maidam, tomb of the National Hero of Assam Lachit Borphukan (12 km away).
- Jhanjimukh, mouth of the river Jhanji in the Brahmaputra, a place full of natural beauty and a small picnic spot (12 km away).

### **1.2. REGIONAL SETTINGS: -**

**NORTH** Da-Kukurachowa Gaon and Sonari Gaon

**EAST** Jhanji River

**SOUTH** Nogadera Gaon and Chaponihabi Gaon

**WEST** Lahdoigarh and Meleng Hudamua Gaon

The town is well connected through the Road. The National Highway 37 passes through the town. The nearest airport of Teok is Jorhat Airport and the nearest Railway Station is Amguri.

### **1.3. BRIEF HISTORY OF THE TOWN AND SURROUNDINGS:-**

Teok has a cosmopolitan culture with many communities speaking different languages and living in harmony for decades. The town was once well known for having one of the largest plywood factories in India which was later closed down as felling trees was banned by law.

### **1.4. CLIMATE:-**

Climatically Teok experiences similar condition with rest of the State with hot humid summer and cool winter. The Monsoon rain starts from the month of May continues up to September. The highest maximum temperature during summer is 32.2°C and minimum temperature is 9.4°C. The average annual rainfall is about 3600.3mm. The prevailing wind direction of the town is from northeast to southwest.

**TABLE: TEMPERATURE, HUMIDITY AND RAINFALL**

Month	Temperature		Humidity (%)	Rainfall(mm)	Number of rainy day
	Min	Max			
Jan	9.4	22.3	74.5	32.9	3.16
Feb	11.9	24.0	68.5	46.7	4.16
March	15.6	27.5	67.5	146.4	10.33
April	19.1	28.6	77.0	376.3	14.16
May	21.9	29.9	74.5	407.0	15.88
June	24.2	31.6	80.5	525.1	17.00
July	24.7	32.2	81.5	809.7	21.66
August	24.7	32.1	81.5	494.6	16.33
September	24.0	31.7	83.5	535.9	17.83
October	21.1	29.4	83.5	149.2	9.16
November	15.3	26.4	80.0	58.0	2.20
December	10.7	23.4	77.5	18.5	2.25
				<b>3600.30</b>	<b>134 days</b>

Source: Soil and Water management, Toklai

**1.5. TOPOGRAPHY:-**

Teok is located at 26° 50' 27" N and 94°25' 30" E It has an average elevation of 300 feet.

**1.6. SOIL CONDITION:-**

Surrounded by the tea gardens, forest and paddy fields. Teok is situated mostly on an alluvial flat land at a distance of 20 km from Jorhat town. The Teok stream passes through the middle of the town. Traces of high-level alluvium of Pleistocene age occur along the south-eastern boundary of the Master plan area.

The region bears texturally three types of soil - sandy loam, loam and clayey loam. These favour the cultivation of rice, mustard, pea, vegetables, etc. Thus, geographically the soil of Teok Town is also considered as favourable for cultivation and plantation.

**1.7. CITY INFLUENCE AND ITS CHARACTERISTICS INCLUDING SETTLEMENT PATTERN:-**

The settlement pattern of Teok is a mixed one. Due to the presence of tea gardens, workers from Bihar and Orissa migrated in to the region. Officials from Tea and Oil industry settled in Teok. The indigenous people of the state live both in urban and rural areas. A good number of Marowari, Bengali, Bihari, Sikh and Muslim people reside in Teok.

**1.8. RURAL-URBAN SCENARIO:-**

Both rural as well as urban characteristics can be seen in Teok town and its surroundings. Though people use modern techniques to build their houses but there still exist houses which have been built with old methods. Many people of the town still use bamboo fence around their house. The Economically weaker section households are easily identified by their poor housing condition. Due to low incomes, their houses are mostly kutchha or semi pucca type and lack basic infrastructure.

**1.9. HISTORY OF THE PHYSICAL GROWTH AND EXPANSION OF THE TOWN:-**

With the up gradation and new setups in Jorhat town and with the requirement of new residential locations, Teok has become one important town in the district. Govt. offices including Judiciary according to the norms have been established at Teok resulting in to rapid physical growth of the town. The physical growth and expansion of the town has mainly taken place for the tea and oil industry which were developed by the British during British Era.

**1.10. NEED FOR THE MASTER PLAN:-**

A master plan or a development plan or a town plan may be defined as a general plan for the future layout of a city showing both the existing and proposed streets and roads, open spaces, public buildings etc. A master plan is a blueprint for the future development of the town.

A Master Plan, also called a comprehensive plan, provides a long-range vision for the built environment of a community. It guides the appropriate use of lands within a municipality in order to protect the public health and safety and to promote general welfare. Among other issues, the Master Plan can identify:

- suitable locations for commercial, housing and mixed-use development;
- locations where the city should increase density, use redevelopment, or intervene in other ways;
- opportunities to extend and/or improve open space, recreational areas, and civic facilities;
- strategies from increasing economic development;
- environmental, historic and cultural resources that need conservation; and
- strategies for solving congestion and improving transit services.

As a result, the Master Plan has a direct relationship to its citizens, where we live, work, or own a business in that particular region.

Considering the present trend of growth of Teok town, the future urban activities and needs, availability of urbanizable land and other environmental aspects.

The master plan area of Teok covers an area of 78.20sq.km. having population of 81052 as per 2011 census and field survey conducted by Town and Country Planning, Jorhat.

**CHAPTER – 2:****DEMOGRAPHY****2.1. TOTAL POPULATION:-**

Teok Master Plan Area (TMPA) is Located in Jorhat district. According to census of India 2011, the total population of Teok Master Plan area is 50857 persons out of whom 25914 are male and 24943 are female.

**Table 2.1: Urban & Rural Area Population Figure**

Name of Master Plan Area	Category of Area	Area in Sq.km.	Population in 2011
Teok Master Plan Area	Urban	6.90	8795
	Rural	73.84	42062
Total		80.74	50857

**2.2. MALE/FEMALE POPULATION:-**

The details of Male and female population for the Teok Master Plan Area (TMPA) is shown in the following table.

**MALE AND FEMALE POPULATION OF TMPA IN 2011****Table 2.1: Teok District Areas / Town and Villages**

Sl.No.	VILLAGE	AREA_SQKM	Total	Male	Female
1	Arondhora Gaon	2.84	2060	1039	1021
2	Baduli Phukhuri Majgaon	1.96	689	340	349
3	Bam Dhekiyakhwa	1.21	819	432	387
4	Bam Kukuracowa	1.91	1638	850	788
5	Bangaon	2.55	1561	794	767
6	Bharaluwa Sonari Gaon	2.73	663	346	317
7	Bonpithaguri Gaon	2.00	444	237	207
8	Changmai Gaon	2.34	997	487	510
9	Changmai Gaon	2.18	1621	814	807
10	Changmai Gar Potha	1.96	3390	1751	1639
11	Chaodang Gaon	2.12	654	335	319
12	Chetiagaon	2.47	2342	1191	1151
13	Dagar Cuk	1.08	1824	935	889
14	Dakhkhin Dulia Gaon	2.01	1203	639	564
15	Dekianichuk Bharlua	1.72	53	29	24
16	Dulia Gaon	2.78	636	311	325
17	Gariya Habi Bagisa	0.96	731	377	354
18	Gohain Gaon	2.90	1011	523	488
19	Henchua Gaon	2.93	925	461	464
20	Jhagduar Habi	2.36	1795	902	893
21	Jhohakhat	0.92	915	455	460
22	Kothikuchigaon	2.43	1139	589	550
23	Mahara Gaon	3.02	866	450	416
24	Mirigaon	1.82	1392	707	685
25	Mongali Gaon	1.39	72	41	31
26	MotoriaKhongia Gaon	1.72	1753	911	842
27	Mudoijonia Bhorluagaon	2.81	701	337	364



28	Naobaicha Gaon	2.05	539	246	293
29	Narengpachnigaon	2.80	764	389	375
30	Norahiloidari Gaon	4.31	133	69	64
31	Pirakotha Bharoluadewan Gaon	4.15	1526	782	744
32	Sharu Mainapariya Gaon	1.36	772	368	404
33	Suramani Gaon	3.39	2549	1285	1264
34	Tinikuriya Dhekiyakhowa	2.66	1672	861	811
35	Tiok Grant	2.91	2213	1120	1093
	Teok (TC)		8795	4511	4284
		80.74	50857	25914	24943

**WORKING AND NON WORKING POPULATION**

The details of working and non-working population under Teok Master Plan Area for the year 2011 is presented in the table.

Sl. No.	Name of Area	population	Total worker	Non-worker	% of working population	% of non-working population
1	Teok Master Plan Area	50857	21509	29348	42.29	57.70

**AREAS AND HOUSE HOLD OF TMPA IN 2011****Table 2.1: Teok Master Plan Areas / Town and Villages**

Sl. No.	VILLAGE	AREA_SQKM	HH
1	Aronthura Gaon	2.84	478
2	Baduli Phukhuri Majgaon	1.96	147
3	Bam Dhekiyakhowa	1.21	180
4	Bam Kukuracowa	1.91	361
5	Bangaon	2.55	364
6	Bharaluwa Sonari Gaon	2.73	138
7	Bonpithaguri Gaon	2.00	98
8	Changmai Gaon	2.34	221
9	Changmai Gaon	2.18	373
10	Changmai Gar Potha	1.96	717
11	Chaodang Gaon	2.12	144
12	Chetiagaon	2.47	572
13	Dagar Cuk	1.08	394
14	Dakhkhin Dulia Gaon	2.01	286
15	DekianichukBharlua	1.72	13
16	Dulia Gaon	2.78	147
17	Gariya Habi Bagisa	0.96	171
18	Gohain Gaon	2.90	227
19	Henchua Gaon	2.93	208
20	Jhagduar Habi	2.36	399
21	Jhohakhat	0.92	201
22	Kothikuchigaon	2.43	254

23	Mahara Gaon	3.02	196
24	Mirigaon	1.82	319
25	Bongali Gaon	1.39	19
26	Motoria Khongia Gaon	1.72	372
27	Mudoijonia Bhorluagaon	2.81	162
28	Naobaicha Gaon	2.05	115
29	Narengpachnigaon	2.80	161
30	Norahiloidari Gaon	4.31	28
31	Pirakotha Bharoluadewan Gaon	4.15	333
32	Sharu Mainapariya Gaon	1.36	182
33	Suramani Gaon	3.39	575
34	Tinikuriya Dhekiyakhowa	2.66	378
35	Tiok Grant	2.91	488
36	Teok (TC)		2061
		<b>80.74</b>	<b>11482</b>

### 2.3. POPULATION GROWTH RATE:-

After 2011 census, 3 numbers of new wards are included in the Teok Municipal Board. Hence, the total number of wards in Teok Municipal Board is 16 and having population of 19810 (approx.) as per ULB report.

**Table 2.3: Population Growth Rate in Teok Municipal Board**

YEAR	POPULATION	(%) INCREASE
1961		
1971		
1991	NA	
2001	NA	
2011	8795	

Source: Census of India

The decadal growth of population in the urban and rural areas of Teok Master Plan area from 2001 to 2011 is shown in the following table:-

**Table 2.4: Population Growth of Teok Master Plan Area**

Zone	Year	Population	Increase in Population	% Increase
Total	2001	45092		
	2011	50857	5765	11.34

Source: Census of India

**Table 2.5: Population Growth and Growth Rate of Assam**

POPULATION					GROWTH RATE (%)		
	1971	1991	2001	2011	1971-91	1991-2001	2001-11
Assam State*							
Total	14.62	22.49	26.66	31.17	53.83	18.54	16.93
Urban	1.29	2.49	3.44	4.39	92.97	38.24	27.61
Rural	13.33	19.93	23.22	26.78	49.42	16.51	15.35
*Population in thousand							



**2.4. POPULATION DENSITY:-**

The density of population of Teok Municipal Board is 644 person per Ha.

**2.5. SEX RATIO:-**

In 1991 census, sex ratio in Teok Municipal Board was 950. The value was 935 in 2001 and 950 in 2011.

The sex ratio of Assam and TMPA for the last two decades as per census of India is given below:

**Table 2.6: Sex Ratio of Assam and TMPA**

Year	Sex Ratio of Total Population		Sex Ratio of 0-6 Age Group	
	2001	2011	2001	2011
<b>Assam State</b>				
<b>Total</b>	935	950	965	957
<b>Urban</b>	872	939	943	955
<b>Rural</b>	944	950	967	957
<b>Teok Master Plan</b>				
<b>Total</b>	935	978		
<b>Urban</b>	935	978		

**2.5. LITERACY RATE:-**

The literacy rate of Teok Urban area as per census of India report, 2011 is 80.15% which is lower than state urban literacy rate of 88.47%. Male Literacy is around 82.4% while female literacy rate is 77.6%.

**2.6. WORKING AND NON-WORKING POPULATION:-**

The total work force in Teok master plan area in 2011 is 21509 persons. The work force is calculated considering the age group between 15 to 60 years. Out of this work force the working population is 42.29%. The balance non-working population (57.70%) mainly consists of women group and unemployed section of the population who are seeking employment in white-collar jobs as well as investment opportunities in business.

**2.7. ST-SC POPULATION:-**

As per census 2011, the details of SC and ST population for the Teok Master Plan Area (TMPA) have been shown in the following table.

**SC-ST POPULATION**

**Table 2.8: SC and ST population of TMPA IN 2011**

Sl. No.	VILLAGE	SC	ST
1	Arondhora Gaon	7	12
2	Baduli Phukhuri Majgaon	0	0
3	Bam Dhekiyakhowa	0	0
4	Bam Kukuracowa	0	0
5	Bangaon	0	0
6	Bharaluwa Sonari Gaon	0	0
7	Bonpithaguri Gaon	0	0
8	Changmai Gaon	25	0
9	Changmai Gaon	108	0

10	Changmai Gar Potha	0	0
11	Chaodang Gaon	0	0
12	Chetiagaon	6	5
13	Dagar Cuk	462	39
14	Dakhkhin Dulia Gaon	333	28
15	Dekianichuk Bharlua	51	2
16	Dulia Gaon	22	40
17	Gariya Habi Bagisa	3	8
18	Gohain Gaon	5	1
19	Henchua Gaon	0	0
20	Jhagduar Habi	628	8
21	Jhohakhat	0	0
22	Kothikuchi Gaon	0	0
23	Mahara Gaon	3	0
24	Mirigaon	11	204
25	Bongali Gaon	0	4
26	Motoria Khongia Gaon	0	0
27	Mudoijonia Bhorluagaon	0	0
28	Naobaicha Gaon	5	433
29	Narengpachnigaon	0	35
30	Norahiloidari Gaon	0	0
31	Pirakotha Bharoluadewan Gaon	0	0
32	Sharu Mainapariya Gaon	0	0
33	Suramani Gaon	0	0
34	Tinikuriya Dhekiyakhowa	0	0
35	Tiok Grant	43	0
	Teok (TC)	1623	215
		3335	1034

## 2.8. MIGRATION OF POPULATION:-

The robust local economy once attracted scores of people from other parts of the country to settle here in search of jobs and business opportunities. In addition to Assamese and various indigenous ethnic groups, the town is home to hundreds of people who migrated from undivided Bengal, Bihar, Uttar-Pradesh, Rajasthan to change their fortunes.

## 2.9. HOUSEHOLD DENSITY AND SIZE:-

There are about 11482 residential houses in the year 2011 in Teok Master Plan Area housing a total population of 50857 persons, as such, household size is 5.20 person's per house and the house hold density is 250 houses per sq.km.

## 2.10. POPULATION PROJECTION:-

In making the future population projection for Teok Master Plan Area for the period 2001-2041, all the relevant factors such as changes in fertility and mortality rate, age sex composition of the population, existing land use pattern, socio-economic condition and expected emigrational flows have been considered.

For the projection, a general fertility rate of 0.19 for woman in a productive age group has been assumed. Mortality trends is based on recent experience of India and the trends on increase on life expectancy on the United Nations model life table for under developed countries.

The final population projections have thus been arrived at with the entire base population of

2011 accounted for as the natural population, by adding to the natural population, the increase due to the natural growth plus the increase due to emigrational flow of trade & commerce purpose including the natural increase of migrants. The following table shows the population projections up to 2041 for the urban and rural zones of Teok Master Plan Area.

**Table 2.10: Population Projection of TMPA 2001-2041**

Year	Urban Zone	% Increase	Rural Zone	% Increase	Total Population of Teok Master Plan Area	% Increase
2001					45092	
2011					50857	11.34
2021					57468	13
2031					64079	13
2041					70690	13

*Note: 2021, 2031 & 2041 population figures are estimated as per decade average growth rate of 2001 and 2011.*

### **CHAPTER -3**

#### **ECONOMIC BASE AND EMPLOYMENT**

##### **3.1. FORMAL SECTOR:-**

The Master Plan for Teok stresses on the urgent need for creation of a conducive environment in which optimum use of natural, local and regional resources can be utilized to build up a sound economic base.

Teok is a centre for tea gardens and Agricultural fields. There are several Tea gardens and small industries around Teok Town. Other important industries in Teok are Timber, Rice, Floor, Cottage and light manufacturing units. In order to provide adequate employment opportunities in the future, the establishment of new industry should be encouraged and the rate of industrial growth needs to be stepped up considerably along with the expansion of service sector, so that it can keep pace with the population growth of this area. The future employment pattern of Teok town will largely be associated with the growth of economic activities within the area. With the increase in administrative functions as the new District head quarter, Teok is likely to have a considerable growth of activities in the service sector and trade and commerce as well. Teok being the eastern most gateway for the state of Nagaland and as well as recent discovery of Oil and Natural gas in and around Teok. This sector will experience a rapid development. There is a ample potentiality within the area for the growth of secondary sector too.

Assam is known as the place of one bud with two leaves. Assam's tea is not only famous within the country but it has also goodwill & demand in the international market. There are several tea gardens in Teok and its suburb area. Moreover, a good number of small tea gardens were also established in the suburb area of Teok boosting the socio-economic condition of the town.



Teok region has a scope for establishing industry associated with tea garden implements, equipments of drilling, fabrication etc and other non-ferrous utensil units, casting and general engineering industries.

### 3.2. INFORMAL SECTOR:-

There is an English proverb that “Necessity is the mother of all inventions”. With rapid growth of Teok town, a number of Brick-kiln and Stone crusher industries have been setup in and around the planning area to construct house, road & bridges etc. The demand for bricks and stone is increasing day by day due to the establishment of new house, office building and institution etc.

The region is rich in forest resources which have not been exploited fully. But there is a good scope of various wood-based industries, which can be taken up on a small and medium scale like safety matches, tea chests, furniture and pre-fabricated housing units etc.

The industrial development targets proposed above can be achieved through private sector & Governmental agencies by providing developed industrial land with necessary infrastructure like roads, power, water and drainage and incentive measures like rebate on power expenses, financial assistances in the form of loan at reasonable interest etc. The present concept of public –private partnership (PPP) can also be adapted for faster and smooth development of industries.

Teok Town is the nerve centre of business & service of that area. Within the radius of 20 km distance, people use to come here to sell their produce and to buy necessary goods for their domestic consumption. There is a market in the middle of the town. Produces from nearby villages like Changmai Gaon, Dhekiyakhowa Gaon are sold near this market. The area is not fully utilized and developed. There are about 856 nos. of retail shops and 87 nos. of commercial establishments within the Teok Municipal area. In Teok Town there are also some markets namely Teok Daily market, Borah Bazar market, Mini market, Super market, Teok Sunday weekly market Hahchara Weekly market etc. which fulfil the demand for Teok & its suburbs. These markets have played an important role in the economic expansion of Teok Town.

Earlier the people of Teok need to go to Sivasagar & Jorhat for the banking transactions. But now, a number of nationalised banks such as State Bank of India, UCO Bank, United Bank of India, Canara Bank, Assam Gramin Vikash Bank, IDBI Bank, Axis Bank etc have established their branches at Teok. Presently, the banking service at Teok has improved because of these banks. The financial condition of the people has been improved along with strengthening of economic structure due to money mobilization by these banks. Moreover, insurance companies are also playing an important role for expansion of trade & commerce, social security and socio-economic development.

### 3.3. OCCUPATIONAL PATTERN:-

Occupational structure depicts the characteristics of employment for livelihood of the people living in a particular planning area. The engagement of people in industry, trade, commerce,

white-collar jobs etc. is known as the occupation & employment character. In 2001, the total number of workers in Teok Master Plan Area was about 16296, which constitute 32.04% of total population. In 2011, the total number of workers in Teok Master Plan Area is about 29348 constituting around 42.29%. The percentage of workers engaged in primary, secondary and tertiary sectors of occupations are 0.63%, 1.68% and 97.69% in the Urban Area and 16.64%, 2.69% and 80.67% in the Rural Area respectively. In the Planning area as a whole, the worker engaged in primary, secondary and tertiary sectors of occupations are 10.22%, 2.20% and 87.50% respectively.

The occupational distribution of population in Teok Master Plan Area of 2011 has been shown in the following table:-

**Table 2.10: Occupational Distribution of Population in Teok master Plan Area in 2011**

Sl. No.	Category	Urban Area		Rural Area		Teok Master Plan Area	
		No. of Workers	% of total workers	No. of Workers	% of total workers	No. of Workers	% of total workers
1	Primary Sector	70	2.021	3256	15.14	3326	13.32
2	Secondary Sector	1224	35.33	695	3.23	1919	7.68
3	Tertiary Sector	2170	62.64	17558	81.63	19728	79.00
	Total	3464	100	21509	100	24973	100

Source : Economics and Statistics Department and T & CP compilation.

The above table reveals that the number of people engaged in the secondary sector is higher in the Rural Area than in the Urban Area. This is due to the fact that in the suburbs of Teok Town, there is the existence of tea gardens. The number of people engaged in primary sector in the planning area is low in comparison to the tertiary sector. The highest number of people is engaged in the tertiary sectors in the planning area.

The people of nearby villages have been blessed with the alluvium & fertile soil by the river Teok, which begets rich crops and this is the main source of livelihood for them. Secondly, due to expansion of micro, cottage & service industry, Teok Town has been developing day by day providing source of living to many people. In view of the above, the question of livelihood can be discussed on the following heads mentioned below:-

- Engaged in industry like Tea, Rice, Floor and Cottage etc.
- Engaged in cultivation.
- Engaged in business.
- Serving as a Govt. employee & private employee.

## **CHAPTER - 4**

### **HOUSING AND SHELTER**

#### **4.1. HOUSING SCENARIO:-**

Housing cover a large portion of an urban settlement at any point of time, It influences the quality of urban life, which in turn, affects the efficiency condition in Teok Town is mainly characterized by in adequate amenities essential for standard living.

Though the houses in Teok have been primarily designed for small family occupancy, the above figure supports the commonly observed situation of families doubling up in single-family

dwelling units. According to 2011 census density of population in Teok town is 354 persons per sq.km. In the Master Plan Area as a whole the density of population is 644 persons per sq.km, in 2011. The rate of construction of new houses has not kept pace with the rate of increase of population mainly in the urban area.

Residential buildings of Teok are of mixed types. Generally in the old residential areas of urban zone Assam type houses and in the newly developed areas as R.C.C. houses have been seen. In the rural areas more than 50% houses are Kutcha.

#### 4.2. HOUSING SUPPLY MECHANISM:-

Housing supply is the main role of the state to improve living condition of the inhabitants either by direct provision or by enabling its provision. Different policies have been taken by the government to solve the housing problems especially for poor and low income group. Housing supply must address all social groups in the State including housing in urban areas, semi-urban areas and rural areas. In the recent years private builders and developers have come forward to solve the problems of housing in urban areas of the state by constructing flat. However at the present such practices have not been seen in Teok Town. In the rural areas of Master plan area a few house has been constructed under centrally sponsored housing scheme. Recently housing in urban areas has been initiated by the central government through "Pradhan Mantri Awas Yojana – Housing for All (Urban)" scheme.

#### 4.3. HOUSING CONDITION, TYPE OF STRUCTURE ETC.:-

Number and percentage distribution of persons living in permanent, Semi Permanent and Temporary house in 2011 are shown in the table below:

**Table 4.1: Housing Condition, Type of Structure**

Housing Condition	Urban Area		Rural Area		Master Plan Area	
	No. of Households	Percentage %	No. of Households	Percentage %	No. of Households	Percentage %
Permanent	2061	49.17	6535	89.64	8596	74.87
Semi Permanent	1025	24.45	525	7.20	1550	13.50
Temporary	1106	26.38	230	3.16	1336	11.64

**Source : Census of India.**

**Table 4.3: Number and Percentage of Households by Main Source of Drinking Water**

Particulars	Urban Area		Rural Area		Teok Master Plan Area	
	No of Households	Percentage %	No of Households	Percentage %	No of Households	Percentage %
Tap water from treated source	174	7.15	745	8.23	919	8
Tap water from untreated source	1007	41.46	3012	33.27	4019	35
Covered well	118	4.86	456	5.04	574	5
Un-covered well	163	6.70	756	8.35	919	8
Hand pump	262	10.79	312	3.45	574	5



Tube well	278	11.45	411	4.54	689	6
Spring	0	0.00	0	0.00	0	0
River/Canal	233	9.59	1145	12.65	1378	12
Tank/Pond	121	4.99	453	5.00	574	5
Other source	73	3.01	1764	19.48	1837	16
<b>Total</b>	<b>2428</b>	<b>100</b>	<b>9054</b>	<b>100</b>	<b>11482</b>	<b>100</b>

Source : Census of India.

**Table 4.5: Number and Percentage of Households Availing Banking Services and Number of Households Having Each of the Specified Assets**

Particulars	Urban Area		Rural Area		TeokMaster Plan Area	
	No of Households	Percentage %	No of Households	Percentage %	No of Households	Percentage %
Banking Services						
Radio						
Television						
Computer/Laptop with Internet						
Computer/Laptop without Internet						
Landline Telephone						
Mobile Telephone						
Both Land line and MobileTelephone						
Bicycle						
Scooter/ Motor Cycle/ Moped						
Car/ Jeep/ Van						
None of the specified asset						

Source: Census of India.

**Table 4.6: Number and Percentage of Households by Type of Drainage Connectivity for Waste Water Outlet**

Type of Drainage	Urban Area		Rural Area		Teok Master Plan Area	
	No of Households	Percentage %	No of Households	Percentage %	No of Households	Percentage %
Closed Drainage	309	15	954	10.12	1263	11
Open Drainage	536	26	2564	27.22	3100	27
No Drainage	1216	59	5903	62.66	7119	62
<b>Total</b>	<b>2061</b>	<b>100</b>	<b>9421</b>	<b>100</b>	<b>11482</b>	<b>100</b>

Source: Census of India.

**4.4. SLUMS – SQUATTERS AND INFORMAL SECTOR:-**

The Slum in urban area is a common phenomenon in India. Every city has varied set of slums defined by location, community, income group and housing typologies. Generally Slums can be identified by their informal settlement patterns. Slums are characterized by irregular clustering of small buildings, a lack of formal road networks, a high ratio of roof coverage to area, an absence of vegetation, and proximity to railways, highways, and other hazards such as steep slopes or low-lying areas which experience flooding.

Slum has not been identified till now in Teok Master Plan Area.

**4.5. HOUSING STOCK, SHORTAGE AND NEED ASSESMENT: -**

There are 2061 census houses within the Teok Municipal Board area, used as residence and residence cum other use i.e. a total of 2061 census houses in urban area of Teok Master Plan. This shows that an average of 4.5 persons occupy per house in urban area of Teok master plan.

To find out the housing need for future a detailed study of family size, level of obsolesce, existing shortage etc. are necessary. However, on the basis of projected population and household size of 5 persons, the gross housing needs are depicted below:

**Table 4.8: Housing Requirement in Teok Master Plan Area upto 2041**

Year	Projected Population	Gross Housing Requirement
2021	57468	13099
2031	64079	15145
2041	70690	17912

## **CHAPTER - 5**

### **TRANSPORTATION**

**5.1. NETWORK OF ROADS:-**

Urban road network is considered as engines of economic growth. However, the roads of Teok urban area are very narrow and shoulder width is insufficient to accommodate the present traffic volume for easy movement and there is also little scope for the widening. Teok is well connected with Jorhat, Sivasagar, Dibrugarh, Amguri, Mon district of Nagaland by road. Teok town is located 25 km away from the historic town of Jorhat and roughly located between Jorhat and Sivasagar town. Amguri, the nearest railway station is well connected by major passenger trains like intercity which is 13km away from the town and easily approachable. Distance from Dibrugarh Mohanbari Airport to Teok is about 77 km and Jorhat airport is about 23 km serves the town. Indigo, Air India regularly flies to both the airports. Most of the places of the town are easily communicable by walk and bicycle. Rickshaw and Electronic Rickshaw facilities are available within the town.

Considerable amount of goods and passenger traffic by road passes through the town destined to various places of the region. There is an existing road network in Teok but it lacks in form and pattern. The Tuli High-way, Amguri Teok road and the Dhodorali are the main transportation corridors and form an integral part of the existing circulation pattern of Teok town. Other local roads are narrow and possess very little scope for future expansion.

The railway station remains always busy and requires immediate improvement. Moreover, road junctions in the town are not technically developed and it requires immediate technical intervention.

In this plan, emphasis has been given on the following aspects for effective transportation system in Teok Master Plan Area.

- Optimum use of the existing transportation system through improved traffic operation and controls.
- Improvement of the existing road network through strengthening and widening.
- Provision for adequate parking facilities.
- Development of new roads and other transport facilities.

The plan recommends development of road infrastructure as per table given below:

**Table 2.11: Category of Roads**

Category of Roads	Name	Existing Width (m)	Recommended Width (m)
Principal Main Roads	National Highway 37	70	70
Main Roads	Boloma Road	25	35
	Jhajimukh Road	20	35
	Dhekiyakhowa Namghar Road	20	35
	Moina Poria Road	20	35
Others Road	-		Minimum 6 and 3.65 for single plot

## 5.2. OVERVIEW OF CRITICAL ROADS AND IMPROVEMENT:-

Teok is well connected with the rest of the country by roads and railways. The National Highway 37 have connected Teok with other places as shown below:

- Teok to Jorhat
- Teok to Sivasagar
- Teok to Amguri
- Teok to Dibrugarh .
- Teok to Mon and Mokokchung District of Nagaland via Amguri.
- Teok to Arunachal Pradesh via Bogi Beel.

Teok is also connected with railway network from Amguri to Guwahati. The railway station of Amguri facilitates the passengers to travel to Guwahati and also outside Assam. Beside train plying of taxis, buses, winger and trucks are playing a major role in transporting passengers and goods to and from Teok.

Teok town has gained importance in the field of tea industry and business owing to its industrial base and existence of nearby industrial and business towns like Jorhat, Sivasagar and Dibrugarh. This has resulted in increase of vehicles on the roads of Teok town. On the other hand, a good number of ASTC buses, private buses and winger play through the town.

## 5.3. BUS TRANSPORT TERMINALS:-

At present both ASTC and private bus stations are located along the road side of National Highway 37 within the main town. These stations serve intra -urban traffic, i.e. regional traffic but create lots of traffic congestion in the area. Taxi and Auto stands are also located by the side of the roads. This stands are also creating congestion and obstruction to the smooth flow of traffic.

#### 5.4. FREIGHT ZONES LOGISTICS:-

Presently, there is no truck terminus at Teok. The loading and unloading from trucks are carried out by the side of road.

#### 5.5. FOOTPATHS AND BICYCLE TRACKS:-

Footpaths are normally designed for pedestrian for pleasant and comfortable walking. In Teok, there is no any footpath in other roads of the town. There is no cycle track in the town. Exclusive lane for slow moving vehicles, pedestrians along with spaces for street vendors are also essential for overall development of a town. The hawkers and street vendors also play an important role in urban economy. The notification of vending and no vending zone by the authority is mandatory as per the provisions of the Street Vendors Act, 2014. This improves the capacity of the lanes designed for motorized vehicles and increases the safety of slow moving vehicles and pedestrians.

The plan suggests construction of footpath in both sides of all the roads in the town by the concerned authority. The plan also earmarks cycle tracks in the town.

The width of footpath as per URDPFI guidelines is as follows:

**Table 5.2: Width of Footpath**

Sl. No.	Description	Width (Mtr)
1	Minimum free walkway width in residential/mixed use areas	1.8
2	Commercial/Mixed Use Areas	2.5

The URDPFI Guidelines for cycle /NMT track is given in the following table:

**Table 5.3: Cycle Track**

Description	Arterial Road	Sub-arterial Road	Distributary Road	Access Road
Non Motorized Vehicle	Segregated cycle track	Segregated cycle track	Cycle lane	Mixed/traffic
location	Between carriage way or street parking and footpath on either edge of the carriage way	Between carriageway or street parking and footpath on either edge of the carriage way	On the edge of the carriage adjacent to the footpath or parking	Not applicable
Gradient	1:12-1:20	1:12-1:20	1:12-1:20	1:12-1:20
Lane width	2.2 to 5.0m	2.2 to 5.0m	2.2 to 5.0m	Mixed with motorized vehicular traffic
Minimum width	2.5m for a two lane cycle track and 1.9m for a common cycle track and footpath	2.0m for a two lane cycle track and 1.7m for a common cycle track and footpath	1.5m	1m(painted)

#### 5.6. PARKING:-

At present, there is no organized parking space for the cars, two wheelers in the market area. The cars are generally parked on the main road of the town. The roads are already over crowded with traffic and further encroachment on road surface by cars and two wheelers has resulted obstructed traffic flow.

The plan proposes one parking area for two wheelers and four wheelers at junction point near Boloma Tiniali.

The recommended equivalent car space (ECS) required for different type of vehicles as per URDPFI guidelines are given in the following table for design of parking areas:

**Table 5.4: Parking Space**

Sl. No.	Vehicle Type	ECS
1	Car/Taxi	1.00
2	Two Wheeler	0.25
3	Auto Rickshaw	0.50
4	Bicycle	0.10
5	Trucks/Buses	2.50
6	Emergency Vehicle	2.50
7	Rickshaw	0.80

**5.7. AREAS WITH MAJOR TRAFFIC CONGESTION AND PARKING ISSUE, ACCIDENT PRONE AREA:-**

The maximum intertown traffic volume is generated on the road starting from Teok Hospital Tiniali and moving from Jorhat and Sivasagar. This is the most vital link for both to the town and the rest of the district. Areas near Lahdoigarh Chariali, Kakojan College, Jagduar Tiniali have major traffic volume and therefore, TOD Zones are earmarked in the junctions.

The present mixed traffic on narrow roads has accelerated traffic congestion in Teok. The town has mainly two accident prone areas, near Boloma Tiniali & Jagduar Petrol Pump.

The heavy vehicles belonging to tea industry ply daily through the town is also a cause of concern for public safety.

**5.8. IMPROVEMENT OF ROTARY AND JUNCTIONS:-**

The town does not have a road rotary and plan does not foresee its requirement. However, improvement of all road junctions as per IRC guidelines is urgent and important for improving the traffic scenario.

**5.9. STREET LIGHTING AND PROPOSED IMPROVEMENT PLANT:-**

The town is illuminated by Teok Municipal Board with around 120 numbers of street lights of 40 watts for the convenience of the people. The Municipal Board is planning a project for solar light installation in the streets covering the 10(ten) wards.

**5.10. SIGNAGE – AVAILABILITY AND REQUIREMENT:-**

The ULB, traffic & other concerned departments will assess the requirement of Signage and accordingly install the signage as per the rules and regulations for the beautification of the town as well as smooth flow of traffic and public convenience.

**5.11. MAJOR PROPOSALS:-**

- One Bye Pass is proposed from near Boloma Tiniali to Jagduar Petrol Depot after crossing the teok river.
- Two vending areas are proposed - one near the Boloma Tiniali and the other near the ASTC Bus Stop.

## **CHAPTER – 6:**

### **INFRASTRUCTURE, PUBLIC UTILITIES & SERVICES**

#### **6.1. PHYSICAL INFRASTRUCTURE:-**

##### **6.1.1. WATER SUPPLY:-**

The source of water in Teok is mainly Tube Well, shallow tube, Ponds and Supply Water through Public Health Engineering Department. Most of the household use tube well as source of water where the supply water is not available. The only source of water is tube well and the ring well as ground water and surface water is readily available at Teok town and its adjoining areas. Though the tube well and ring well are efficiently functioning, it will no longer be considered as free from contamination due to presence of a number of pit latrines. A comprehensive water supply scheme with treatment plant covering the population up to 2041 is the need of the hour.

The objective of a public protected water supply system is to supply safe and clean water in adequate quantity, conveniently and as economically as possible. Rising demand of water due to rapid urbanization is putting enormous stress while planning the water supply system for an area; it is evident to consider water conservation aspects, which may be possible through optimal use of available water resources, prevention and control of water and effective demand management.

As per URDPFI guidelines the norms for water requirement for institutional buildings are given below:-

**Table 2.15: Requirement for Institutional Buildings**

Sl. No.	Institutions	Litres per head per day
1	Hospitals (including Laundry)	-
	a) No. of beds exceeding 100	450 (per bed)
	b) No. of beds not exceeding 100	350 (per bed)
2	Hotels	180 (per bed)
3	Hostels	135
4	Boarding Schools	135
5	Restaurants	70 (per seat)
6	Day School/Colleges	45
7	Offices	45
8	Cinema, Concert Halls and Theatre	45

In addition to the above the fire- fighting water demand is also as a function of population. It is desirable that one- third of fire fighting requirements from part of the service storage. The balance requirement may be distributed to several state tanks of strategic points. These strategic points may be filled from nearby pond streams or canals by water tanker's wherever feasible.

##### **6.1.2. DRAINAGE SYSTEM:**

The drainage system at Teok town is not so good compared to nearby towns. There are natural channels in the both sides of town connecting the Teok River. But due to the poor drainage and sewerage system in Teok, creates the problem of flood in low lying area during rainy season also low-lying of National Highway 37, which passes through the middle of the town, the existing drains are not capable of draining the surface run off out completely and as a result water logging has become a regular feature during the rainy season. The beds of the drains have become shallow resulting in the crippling of their capacity to discharge drain waters effectively. Even in the winter too, this disability causes water logging on the drains thereby giving chances for rise of mosquitoes and flies. A contour survey can be carried out to study the existing drainage condition of the town. Other rivers / jaans in the master plan area are Kakojan, Mudoijan and Dihanoi also contribute to the natural drainage system.



**6.1.3. SANITAION:-**

In Teok Master Plan area more than 50% household used septic tank. The percentage of household who used septic tank is almost double in urban area then in rural area. In the Master plan area still people use open pit or other means which are not conducive for health and environment atmosphere. So, this plan suggests authority concern to take step for such type of practices and also take measures under some scheme or providing financial assistance to construct septic tank in their household or authority concern to take steps for the construction of public toilet/sewerage system. These measures will help to reduce the hazardous atmosphere in urban areas as well as in rural areas. The number and percentage of households by type of latrine facility in TMPA are shown below:

The general standard for public toilets in public area and modified norms for public toilets in public places and roads recommended in URDPFI guideline are given below:-

**6.1.4. SEWORAGE NETWORK:-**

Like the rest of the towns of the state, Teok also does not have sewerage network and treatment plant. Human night soil is generally disposed at conventional septic tanks or low-cost sanitary pits. Till the execution of the sewerage scheme, it is recommended to encourage the people to construct sanitary latrines of their own and to cover poor families under Swaachh Bharat Mission. The use of service latrine should be banned as per law for the health and hygiene of the community. It is also suggested that, concern development should initiate action to implement sewerage system for Teok town.

**6.1.5. SOLID WASTE MANAGEMENT – CURRENT SITE ASSESSMENT, LAND OWNERSHIP, PROPOSED SITE:-**

The collection and disposal of solid waste in Teok is done by Teok Municipal Board. Teok Municipal Board has provided dustbins in some specified locations for collection of solid waste from the households. With the help of garbage van the collected waste is dumped in the specified open dumping ground in every morning. A garbage disposal site and solid waste management site has been proposed at Rajabari Grant. STP is also proposed along with the SWM.

**6.1.6. ELECTRIC SUB-STATION AND MAJOR TRANSFORMERS:-**

Power requirement of Teok Master Plan Area is met by the ASEB grid. Around 75% of the total population in the Town have electric connection. Teok is also facing the problem of acute scarcity of electric power like the other towns of the state. In peak hours load shedding for one or two hours is a way of life for its residents. Since the consumption is increasing at a fast rate, the department concerned fails to cater to the needs of the people causing load shedding a bitter experience. The authority concern provides around 200 numbers Tube lights/CFLs of 40 Watts in the street of Teok town for the benefit of the people. There is one electric sub-station at Kaliapani.

**6.2. SOCIAL INFRASTRUCTURE:-****6.2.1. SCHOOLS, COLLEGES AND UNIVERSITIES:-**

The progress and development of a place is closely related to expansion and development of education. There are many good educational institutions in the town, catering the needs of many nearby villages and tea-gardens. Teok is known for its eminent scholars. Schools provide education both Assamese and English Medium. Most of the schools follow syllabus of Secondary Education Board of Assam, others follow Central Board of Secondary Education (CBSE). For higher secondary (10+2) both schools follow syllabus of Assam Higher Secondary Education Council (AHSEC). Some of them are: Teok Govt Boys HS, Teok Govt Girls HS, Kakojan College, Holy Flower Higher Secondary School, Jyoti Vidyapith, Jatiya Vidyalaya, Smart Gen School, Balya Niketan, Kakojan, Gurukul Siksha Niketan, Sankar Ajan Jatiya Vidyalaya, Rajabari High School, Law College at Koliajan, Women

University at Koliapani. The Kakojan Boys Higher Secondary School is one of the major institutes in Teok boosting education in this locality. Other schools such as Kakojan ME School, Kakojan Girls High School, The, The Teok Junior College, The CKB College, Junior College are some of the other major institutes of Higher Education of the locality. The nearest University is the Dibrugarh University.

#### **6.2.2. HIERARCHY OF HOSPITALS AND HEALTH CENTRES: -**

Teok is little under developed regarding health services. In Spite of patient flow from nearby state Nagaland, only a handful doctors are available for the service. Any serious cases the patients are referred to Assam Medical College, Dibrugarh or Jorhat Medical College, Jorhat. In Teok town, there are FRU Teok, Kakojan Dispensary, Vety. Hospital at Rajabari and Teok Garden Hospital etc are located in Teok. Besides, there are Primary Health Centres, Secondary Health Centres and Sub Centres inspecified places of Teok Master Plan Area. In spite of that, considering the population growth ingreater Teok area, medical facilities at present are not adequate, as a result large no. of patients rush to Dibrugarh and Jorhat for better treatment. But at present, there is a construction of one Medical College in Jorhat District is under progress which will be solve the problems of serious health issues nearby towns of Jorhat district .

#### **6.2.3. PARKS AND RECREATION SPACES:-**

Teok Master Plan Area has only 0.90sqkm of land for recreational facilities. There is also a library near Teok Chaudang Gaon Tiniali. Thereis also a park in ward no 2. Religious places of worship like Namghar, Kali Mandir Shiv Mandir, Mosqueetc giving a truly secular and cosmopolitan feeling. In addition to this, numerous vacant plots of land serve as play grounds. But now these are occupied by newly constructed badges leading to shortage of open spaces in the planned area.

## **CHAPTER – 7:**

### **ENVIRONMENT AND CITY BEAUTIFICATION PLAN**

#### **7.1. DESCRIPTION OF ECO-FRIENDLY AREAS:-**

The National Highway 37 passes through the Teoktown. There are several tea gardens in and around the Teok Master Plan Area. Besides, there are parks and playgrounds scattered in the Master Plan Area.

#### **7.2. PLAN/MEASURES FOR PROTECTION AND CONSERVATION OF ENVIRONMENTALLY – FRIENDLY ZONES:-**

Being environmental friendly simply means having a lifestyle that is better for the environment. It's all about taking small steps towards mother earth so as to make this planeta better place for our communities and generations to come. A good way would be to start with conserving water, driving less, walking more, consuming less energy, buying recycled products, eating locally grown vegetables, joining environmental groups to combat air pollution, producing less waste, planting more trees and many more. The more that we do onour part the faster we will create an environment of living that promotes sustainability.

In the environmentally friendly zone, there is more than just a good recycling programmed in place. People of the town who are committed to conservation and preservation of resources should encourage options like community play grounds, public transportation, green construction and work to change the way that fossil fuels and other resources are used to support community services.

This plan suggest following proposals for protection and conservation of environmental friendly zones:-

- People of Teok Town should join hand with environmental groups toprotect the town and make the environment clean and green.

- Reduce, reuse, recycle waste hierarchy is the order of priority of actions to be taken to reduce the amount of waste generated and to improve overall waste management processes and programs.
- Plantation habit should be grown up among the people. For this necessary awareness camp should be organized by competent authority for conservation of natural resources and composting system.
- Steps should be taken by the authority to stop people from littering on roads. Instead, educate them to put trash and garbage in dustbins. The pile of garbage on road hampers the beauty of the city and also pollutes the air.

### **7.3. CITY BEAUTIFICATION PLAN/ PROPOSALS: -**

To improve town's appearance and aesthetic view, neighbourhoods often try to update what is known as streetscape, which pertains to the area between the driving lanes and the edge of the private property. Partly this is a popular strategy because it is public space and it's easy for the government to dictate what will happen there. In truth, streetscape can be quite effective in uniting block faces or a series of blocks that are discordant in some way, because streetscape of ten includes plantings, the effect is to soften the view created by streets and hopefully sidewalks. Care in the choice of materials and in the quality of the installation makes all the difference in this form of beautification.

In addition to streetscape, sometimes we need a focal point. This might be public art and open-air theatre, fountains, a clock tower or grouping of tall grasses. If we already have a lonely statue or old historical building with nothing around it, maybe we should add planting beds of considerable size, an inviting bench or two, and may be an interpretive sign explaining the rest of the store". A tree planting project, either on a vacant plot, in a park, or in the parkway between the side walk and the street is great for improving Town's appearance over the course of a few years at a relatively low cost. Voluntary schemes should be taken up by neighbourhood basis for cleaning up the park of the Town. Project should also be taken up for cleaning the river or stream. Letter collects on the banks and then ultimately in the water, especially when no trash cans are provided.

### **7.4. ROADSIDE PLANTATION: -**

The main object of road side plantation is to provide protection to road, traffic, check soil erosion, food, fuel, fodder and timber to the society and mitigate climate change issues. Plantation is durable assets that produce fruits and raw-materials for agro based industry, and also generate livelihood after 7 to 10 years.

This plan suggest the social forestry department to prepare project on road side plantation with details of road to be covered, length of road and species of plants to be planned with numbers of plants for entire Teok Master Plan area.

Plantation of fruit bearing plants, suitable to local agro-climatic condition should be done in every area of the Master plan. The authority concern should take steps for organizing camp and awareness program for road side plantation and educate the people about the benefits of road side plantation including its impact on city's landscape.

### **7.5. URBAN AGRICULTURE AND URBAN FORESTRY: -**

Urban Agriculture is the new culture that is catching up in emerging cities. Since the population growth rate is very high, natural resource to feed the increasing population in coming days is going to be a difficult task. So, urban agriculture is seen as a big solution to the problem.

Urban forestry is the careful care and management of tree in urban settings for the purpose of improving the urban environment. Urban forestry advocates the role of trees as a critical part of the urban infrastructure. Urban forest functions are thus often oriented toward human outcomes, Such as shade, beauty and privacy. Urban forests bring many environmental and economic benefits

to town. Among these are energy benefits in the form of reduced air conditioning, reduced heating by shading buildings, homes and roads, absorbing sunlight, reducing ultraviolet light, cooling the air and reducing wind speed.

So, urban forestry scheme should be taken by competent authority for afforesting degraded forest land in the Teok Master plan Area. This type of scheme will act against climate change by creating a carbon sink and against air pollution in the town. This plan also suggests for starting tree surveys in the town which can be conducted by NGO and college or school students. A plan should be framed to create small nurseries in Govt. school as well as in private institution where there is extra space.

#### 7.6. PUBLIC RAIN WATER HARVESTING SCHEME: -

Rainwater harvesting is a process involving collection and storage of rain water that runs off natural or man – made catchment areas, e.g. roof top, Compounds, rock surface or hill slopes or artificial repaired impervious/semi-pervious land surface.

Due to deforestation and the consequent ecological imbalance, the ground water level is going down day by day. The constant rising demand of water supply especially from the urban areas does not match with the surface water sources, as a result of which the water reserves beneath the ground level are over exploited. This consequently results in the water level depletion.

Water harvesting apart from recharging the ground water level, increases the availability of water at a given place at a given point of time. It also reduces the power consumption. It further reduces the run off which chokes the storm water drains artificial flooding, chances of soil erosion and improves the quality of water. The plan suggests rain water harvesting scheme to be implemented by a competent authority. Moreover, the urbanization trend reduces the infiltration rate of rain water into the sub-soil thereby reduces ground water recharging.

#### 7.7. DEVELOPMENT OF PARKS AND RECREATION SPACES:-

The Plan recommends 1.33 hectare of land for recreational purposes. The land earmarked for parks and recreation is not sufficient for the increasing population. This plan is not in a position to increase the land for parks and recreation as required for the proposed population due to non availability of Government land in the plan area. The plan envisages a Town hall to meet the social and cultural needs of the town and also recommends modernizing the existing play ground with adequate infrastructure.

##### 7.7.1. URDPFI GUIDELINE FOR PARKS AND RECREATION SPACES:-

The provision of socio- cultural facilities shall correspond to the changing urban demography and work life style.

**Table 7.1: Norms for Socio-Cultural Facilities**

SL. No.	Category	Population Served Per Unit	Land Area Requirement
1	Anganwadi – Housing Area/Cluster	5000	200-300 Sqm
2	Community Room	5000	750 Sqm (NBC)
3	Community Hall/Marriage Hall/Library	15000	2000 Sqm
4	Music, Dance and Drama Centre	100000	1000 Sqm

**Table 7.2: Norms for Recreational Facilities**

SL. No.	Category	Population Served Per Unit	Land Area Requirement
1	Housing Area Park	5000	0.50 Ha
2	Neighbourhood Park	15000	1.00 Ha
3	Community Park	100000	5.00 Ha



**Table 7.3: Norms for Sports Facilities**

SL. No.	Category	Population Served Per Unit	Land Area Requirement
1	Residential Unit Play Area	5000	5000 Sqm
2	Neighbourhood Play Area	15000	1.50 Ha
3	District Sports Centre	100000	8.00 Ha

**7.8. BEAUTIFICATION OF MAZOR TRANSIT ZONE:-**

Teok has emerged as a major transit zone for Tea. The Tea of Teok region transit to all over India. So, it is very much essential to beautify and upgrade the major traffic points like bus stand and market area of this emerging transit zone of upper Assam.

**7.9. ROADS IGNAGE AND STREET FURNITURE:-**

Road signs are signs erected at the side of or above roads to give instruction or provide information to road users. The earliest signs were simple wooden or some milestones. But in course of time, many states of India have been adopting pictorial signs or otherwise simplified and standardized their signs to overcome language barriers and enhance traffic safety, such pictorial signs use symbols in place of words.

Street furniture is a collective term for objects and pieces of equipment installed on streets and roads for various purposes. It included Benches, traffic barriers, bollards post boxes phone boxes, street lamps, traffic lights, traffic signs, bus stops, taxi stand, public lavatories fountains, public sculptures and waste receptacles an important consideration in the design of street furniture is how it affects road safety.

In Teok Master Plan Area existing road signs and furniture are inadequate for increasing traffic and those are not also scientifically designed. So, the plan suggests to authority concern to take steps for the installation of warning, priority, prohibitory, mandatory, information, facilities, service, direction, position and indication signs in the roads of Teok town, so that local people as well as outsiders can be benefitted and road safety can be maintained.

In Teok Master Plan area presently there is no street furniture necessary for the public. The concern authority should take steps for the construction of public lavatories at important public places and installation of benches in the park and public places, post boxes, bus stop, taxi stand, waste collectors etc.

This plan recommends for preparation and execution of a city beautification plan covering street light, traffic signal etc. that will enhance the beauty of this resourceful town.

## **CHAPTER – 8:**

### **LAND USE PLAN**

**8.1. DEVELOPABLE AND NON – DEVELOPABLE AREA OF THE MASTER PLAN:-**

Urban growth and development is often conditioned by the natural landscape like hills, water bodies, forests and manmade impediments like railway line, major roads, river, canal etc. It is also conditioned by the resources and technology employed in overcoming the growth impediments and constraints.

Existing Teok Master Plan covers an area of 80.74 sqkm. Except the National Highway 37, passing through the middle of the Town, no other physical features are constraining for development. The soil is very fertile and good vegetation is observed in the region.

The quality of urban life and its functional efficiencies are governed by its land-use pattern. In order to understand and analyse systematically the functional relationship between various uses particularly the place of working, living and recreation, a detailed land use survey was conducted

during 2010 and was analysed up to 2041 to estimate the present and future need of the Town. The present Teok Town committee covers an area of 6.90sqkm, while the existing Master Plan covers an area of 80.74sqkm, out of which total developed area is 19.89 sq.km. of the total plan area, i.e. 24.63% of the total plan area.

## 8.2. EXISTING AND PROPOSED LAND-USE:-

The existing various uses of land and the areas occupied by each use in Teok Master Plan Area has been shown in the following table:

**Table 8.1: Existing Land-Use of TMPA in 2010**

EXISTING LANDUSE AREA			
Sl. No.	Land Use Category	Area (Sq. Km.)	Percentages to Total Area
1	Residential Use	15.79	19.56
2	Commercial Use	0.34	0.42
3	Industrial Use	0.09	0.11
4	Public & Semi Public Use	0.9	1.11
5	Recreational Use	0.73	0.90
6	Transport & Communication	2.04	2.53
	Total Developed Land	19.89	24.63
7	Agriculture & Bamboo Plants	59.06	73.15
8	Water Bodies	1.79	2.22
	<b>TOTAL AREA</b>	<b>80.74</b>	<b>100</b>

Source: Town & Country Planning, Jorhat Land Use Survey 2010

Land use planning has a bearing on the expansion of the Town and put pressure on rural areas. A change in urban economic function causes changes in population. The decision to locate administrative block, commercial activities and industrial estates in urban areas stimulates general economic development and accounts for population growth resulting in opportunities for employment, increased income and business opportunities.

The proposed Teok Master Plan covers an area of 33.79Sqkm, out of which about 51.48% of the total plan area is proposed to be developed for urban use by 2041 for a projected population of 70690 persons.

The following table shows the proposed distribution of land uses in Teok Master Plan Area up to 2041.

**Table 8.2: Proposed Land-Use of Teok Master Plan Area upto 2041**

PROPOSED LAND USE AREA			
Sl. No.	Landuse Category	Area (Sq. Km.)	Percentage to Total Area
1	Residential Use	36.73	45.49
2	Commercial Use	3.19	3.95
3	Industrial Use	1.94	2.40
4	Public & Semi Public	2.51	3.10
5	Recreational Use	10.32	12.78
6	Transport & Communication	9.56	11.84
	<b>Total Developed Land</b>	<b>64.24</b>	<b>79.57</b>
7	Agriculture	12.82	15.88
8	Green Belt	2.02	2.50
9	Waterbodies	1.66	2.05
	<b>TOTAL AREA</b>	<b>80.74</b>	<b>100.00</b>



**8.3. COMPOSITE ZONES OR MIXED ZONES:-**

With rapid urbanization and growth of urban population the demand for housing and market complex has increased manifold. The main item of development in the area will be development of well planned roads, drains, provision of external electrification, water supply and a site for community centre with parks and a neighbourhood shopping centre.

It is proposed to develop 0.38 Sq km of land for local shopping centre near Daily Market and development of existing stadium. The Solid Waste Site is also proposed for a modern state of the art infrastructure for fast disposal and recycling processes.

**CHAPTER – 9:****PROPOSED PROJECT, BRIEF AND TENTATIVE FUNDING SOURCE****9.1. IDENTIFY PRIORITY SECTORS AND PROJECTS:-**

The plan proposals for Teok Master Plan Area spread up to 2041. It is quite obvious that the natural development will continue and the private developers will play an important role in this respect. As such, the private development is encouraged in conformity with the Master Plan. It is strongly recommended to stop unplanned and sporadic developments but to encourage balanced and sustainable development where the provision of necessary physical infrastructure and socio-economic amenities are economically made possible. There are some immediate necessities as pointed out by the various stake holders, which are to be taken up as priority schemes for the Master Plan Area which is listed below:

- Widening and improvement of roads, with street lights and demarcation of notified parking area.
- Improvement of existing Teok Daily market & others near Teok Municipal Board office into a well planned, people friendly business hub.
- Construction of a Town Hall & old age home.
- Construction of Slaughter house.
- Improvement of existing traffic signal points and setting up new ones.
- Setting up of Organic farming industry.
- Setting up of Micro Small and Medium Enterprises.(MSME)
- Improvement of existing A.S.T.C. Bus station.
- Construction of Vendor and Hawker market.
- Construction of public bus stand and truck stand.
- Improvement of existing hospital and dispensaries.
- Construction of cold storage, ware house etc.
- Development and Construction of playground and Indoor stadium.
- System of regular collection and disposal of garbage in the master plan area by the concerned authority.
- Scheme for Solid waste Management system as per waste management Rule, 2016.
- Preparation and execution of a comprehensive drainage scheme.
- Execution of independent Residential Land Development.
- Water supply scheme
- Proposal for fuel filling station and LPG go down.

Necessary schemes for development of land and to provide necessary incentive to attract industrial enterprises in the areas earmarked for industries.

In the first phase, the schemes like widening and improvement of roads, construction of new roads, provision for required spaces for parks, playgrounds and parking places and improvement of commercial and market areas including existing market, daily bazaar etc. can be taken up. The Town Committee has to play an important role in liaison with other Govt. agencies in formulation and execution of such schemes in the Master Plan Area. All the above schemes need to be carried out to make the plan area into a healthy place of living.

In addition to the above, the plan also recommends for the establishment of Health centre, construction of fly-over, construction of Administrative block housing and Govt. offices under one roof.

#### **9.2. FUND REQUIREMENT FOR EACH SECTOR/ PROJECT:-**

Fund requirement for each sector project will be finalized by the ULB & concerned line department after preparation of detailed project report as per Govt. instruction.

#### **9.3. IDENTIFY LAND SITE FOR PROPOSAL:-**

The plan finds the following sites are suitable for taking up the proposals in accordance with the existing trends of growth as well as for balanced development:

- One Sports University proposed at Chowdang Gaon.
- One Sainik School proposed at Sipahikhola.
- One Stadium proposed at Mudoijan Bhorolua Gaon.
- Existing FRU proposed for Civil Hospital.
- One Truck Stand proposed at Naoboicha Gaon.
- Solid Waste Management System at Kaliapani.
- Construction of Indoor Stadium at Bahbari.
- Development of Mini Stadium at Jagduar.
- Creation of a market complex at Hahchara and at Old Civil Hospital compound at Teok.
- Solar Project at Bansbari.
- Construction of Proposed Swimming Pool at Rajabari.
- Two proposed Bus Bay along the AT Road.
- Beautification and Walking Zone at Chandra Kala Moina Parijat at Mahara Borpukhuri.
- Beautification and walking Zone at Baduli Pukhuri and Kakojan Henchora Baruah Pukhuri.
- Mahara Water Supply Project to cover Teok Municipal Board.
- Water Supply Scheme at Ward No VI at Jagduar.
- Water Supply Scheme at Ward No VII.
- Vending Zone: Near ASTC Bus Stand and at Boloma Tiniali.
- Junction point Improvement :- a. Dhekiakhowa Namghar Tiniali at NH 37 b. Boloma Tinali.
- Proposed Bye Pass from Boloma Tiniali to Jagduar Fuel Station.
- Construction of Kamalabari Sakha Satra Cultural Centre at Ward No I.
- Beautification of Leelaram Baruah Pragya Kanan at Ward No II.
- Construction of a Puja Ghat at Ward No III.
- Construction of Dr. Bhupen Hazarika Kala Kristi Kendra at Ward No IV.
- Beautification of Banamali Chiga Pool at Ward No IV.
- Development of Teok Bongali Gaon Cultural Ranga Mancha (Jhumur) at Ward No V.
- Development of Lalit Rajkhowa Memorial Natya Mandir at Jagduar.
- Beautification and walking Zone at Jagduar Borpukhuri.
- Development of Lakhi Mandir Field.
- Development of Children Park at Jagduar.
- Development of Mayamara Satra.
- Proposed Water Supply Scheme at Ward No X.
- Development of Teok Weekly Market to Daily Market.
- Market Complex cum Bibah Bhawan near Teok Municipal Board Office at Ward No 1.

#### **9.4. INDICATIVE SOURCES OF FUND:-**

The ULB & concerned line departments will submit the DPR's to their respective departments for sanctioning fund from State & Central Government under various schemes like NLCPR, NEC, 10% pool fund etc. The ULB's can also adopt the policy of Private Public Partnership (PPP) mode for raising the fund for a few remunerative projects.

## **CHAPTER – 10:**

### **DISASTER PLAN**

#### **10.1. HAZARDS SPECIFIC PRONENESS IN TEOK:-**

##### ➤ **Earthquake :-**

As per the latest seismic zoning map of India, the Teok falls under High Risk Zone- V, where a maximum intensity of IX can be expected.

##### ➤ **Flood :-**

Even Teok Town is also facing urban flooding in many localities due to low laying of NH-37 and lack of proper drainage system.

##### ➤ **Soil Erosion :-**

The soil erosion is major threat to many areas due to the river like Teok and Kakojan.

##### ➤ **Fires :-**

The fire takes place in Teok due to short circuit in commercial areas, thatched house. Mainly fire takes place from March to April when the climate remains very dry.

##### ➤ **Cyclone:-**

In Teok cases related to low density cyclone occurred in some places.

#### **10.2. NEED FOR DISASTER MANAGEMENT:-**

Data on disaster occurrence, its effect upon people and its cost to countries, are primary inputs to analyze the temporal and geographical trends in disaster impact. Disaster losses, provide the basis for identifying where, and to what extent, the potentially negative outcomes embedded in the concept of risk is realized. They help to understand where, and to whom, disaster risk becomes impact. They also provide the basis for risk assessment processes, a starting point for the application of disaster reduction measures.

Development cannot be sustainable unless disaster mitigation is built into development process. Investments in mitigation are more cost effective than expenditure on relief and rehabilitation. Prevention and mitigation contribute to lasting improvement in safety and are essential to the integrated disaster management system. Disaster response alone is not sufficient as it yields only temporary results at a very high cost. So, emphasis must be on Disaster prevention, mitigation and preparedness, which help in achieving objectivity of vulnerability reduction.

As per Section 40 of Disaster Management Act, 2005 that every department of the State Government shall prepare a Disaster Management Plan.

#### **10.3. IMPORTANCE OF PUTTING DISASTER MANAGEMENT PLANS IN PLACE:**

Disasters are events that have a huge impact on humans and/or the environment. Disasters require Government intervention. They are not always unpredictable. Floods take place in valleys and flood plains, droughts in areas with unstable and low rainfall, and oil spills happen in shipping lanes. This predictability provides opportunities to plan for, prevent and to lessen the impact of disasters.

Disasters arise from both natural and human causes, and the responses needed could stretch community and government capacity to the limit. Disasters are inevitable although we do not always know when and where they will happen. But their worst effects can be partially or completely prevented by preparation, early warning, and swift, decisive responses.

Disaster management aims to reduce the occurrence of disasters and to reduce the impact of those that cannot be prevented. The Government White paper and Act on Disaster Management define the roles of Local Authorities as well as Provincial and National government in disaster management.

North East Region has been vulnerable to many natural and manmade disasters in the past. We can notice that most of the disasters have occurred within the last two decades, and the frequency, intensity and magnitude of the disasters are ever increasing.

#### 10.4. PLAN OBJECTIVES:-

The objectives of the Disaster Management Plan are:

- ❖ Disaster management in the routine affairs of the office
- ❖ To provide technical and humanitarian assistance during disaster
- ❖ Prompt and effective discharge of office responsibilities during disaster situations
- ❖ Ensuring safety of office infrastructure, human resource and other assets
- ❖ Ensuring safety of the beneficiaries and others
- ❖ Speedy restoration after disaster impact
- ❖ To conduct trainings and capacity building for effective prevention, mitigation and response for disasters.
- ❖ To undertake information, education and communication activities to create awareness among the communities and the general public.

#### 10.5. LIKELY GEOGRAPHICAL EXTENT AND MAGNITUDE / SEVERITY:-

- 1) The Master Plan area is situated on a flat land with slight slopes towards North up to the river Jhanji which flows in to mighty Brahmaputra towards North. During Monsoon, river Teok, Kakojan, Mudoijan etc overflows and excess water enters in to the Master Plan Area and causes flood. Moreover, low lying of National Highway-37 passing through the town and poor drainage system for unplanned development; enhance every chances of flash flood due to heavy rainfall. Such flash floods have been experienced during last five years.
- 2) Assam as a whole is within the Zone V of earthquake zone. Especially in 1950 Earthquake, Teok has witnessed a large devastation. So, it can be said that geographically and geologically Teok is situated in a very hazards prone zone.
- 3) Fire can break out in the congested residential and commercial areas, bazaars of the town any time during leanseason. So is the risk of epidemic in the slum/basti areas. The district has faced cyclones several times in the past. Road accident, rail accident, collapse of multi-storeyed buildings etc. can occur at any time. Of course riot is not so common in this district.

#### 10.6. DISASTER MANAGEMENT CYCLE:-

In multi-hazard response plan, the disaster management cycle has a significant role to play. The four stages of disaster cycle have their own importance in terms of their implementation during, after and before the occurrence of any disaster.

##### Pre Disaster Activities

1. Policy development and National, State, district, local level disaster organization formation
2. Vulnerability and capacity assessment
3. Prevention and mitigation
4. Preparedness, planning and training

##### During Emergency Activities

1. Warning (beginning before the actual event)
2. Evacuation, search and rescue
3. Emergency assistance (relief) – food, water, shelter, medical aid



**Post Disaster Activities**

1. Repair and restoration of life lines (power, telecommunications, water transportation)
2. Reconstruction and rehabilitation.

**10.7. FORMATION OF TEOK DISASTER MANAGEMENT CELL (MDMC):-**

The Master Plan recommends for formation of a Teok Disaster Management Cell (MDMC) in the office of the Chairman, Teokh at Town Committee, as per Section 40 of Disaster Management Act, 2005.

The MDMC has to be constituted with the functionaries like Chairperson (Chairman), Vice Chairman (Co-Chairperson), Chief Executive officer (Executive Officer), Members (SDO-Civil, Health, Roads, Building, Tea & Oil industries and other relevant department), and Nodal Officer (Jr. Engineer).

The MDMC will give emphasis towards the preparation of Teok Disaster Management Plan. The plan also recommends that the MDMC cell to co-ordinate during emergency with the District Disaster Management Authority (DDMA) located at the Head-Quarter of the District. The MDMC Cell will provide all the available resources and manpower for Disaster Management. This Cell will mobilize the service of technical personnel for the damage survey work to help the District Administration.

The MDMC must meet at least once in six months i.e. in the month of March and September before the Disaster Season (Flood & Cyclone) of Teok town under the chairmanship of the Chairman/Chairperson, Teok Town Committee & to update the plan. For this, one month's prior notice should be given to all concerned departments before convening the meeting. Chairman/Chairperson should review the work of MDMC. An emergency meeting will hold whenever information is received regarding calamity.

**10.8. STANDARD OPERATION PROCEDURE (SOP):-**

The Master Plan recommends the MDMC for formulation of Standard Operation Procedure (SOP) for automatic response of the members during disaster as follows:

- ❖ Written guideline that precisely defines how operations are to be carried out.
- ❖ An organizational directive that establishes a standard course of action.
- ❖ Written guidelines that explain what is expected and required of the personnel.
- ❖ Standardization of activities :-
  - Identify planned and agreed upon roles & actions.
  - Promote coordination and communication amongst personnel.
  - Simplify decision making during potentially stressful conditions.
- ❖ Proper implementation of Assam Notified Urban Area Building Rules – 2014 (ANUABR) & Sensitization among stakeholders engaged for construction work/owners to use disaster resistant technologies.

**10.9. RAIN WATER HARVESTING:-**

Teok Zone has experienced heavy rainfall during summer season due to the south-western monsoon that leads to artificial floods not only in the plan area. So, the plan recommends adoption of rainwater harvesting system in construction activities that will reduce the volume of artificial floods in the Master Plan Area and also help to maintain the ground water level.



## 10.10. DOs &amp; DON'Ts DURING

## a) EARTHQUAKE:-



## b) FIRE:-





**LANDUSE PERMISSIBILITY****Land Use Permissibility**

Index of Use Zones:

R – Residential

C – Commercial

I – Industrial

P – Public &amp; Semi Public

T – Transportation

G - Green Belt (Recreational and Open Space)

E – Eco-sensitive / Eco Friendly

C I – Composite Use I

C II – Composite Use II

S. N.	Land Uses	Use Zones in Which Permitted								
		R	C	I	P	T	G	E	CI	CII
1	Airport, Helipad, Flying Club					●				
2	Art gallery, museum, exhibition centre	●	●		●				●	●
3	Auto Supply store and Show room for motor vehicle and machinery		●	●					●	●
4	Automobile service and repairing station			●						●
5	Bank and Safe deposit vault	●	●	●	●	●			●	●
6	Bird Sanctuary						●	●		
7	Boarding or lodging house	●	●		●				●	●
8	Botanical garden						●			
9	Bus Depot		●	●		●				●
10	Bus Terminal	●				●				

		R	C	I	P	T	G	E	CI	CII
11	Canteen and eating house serving the industries			●						●
12	Cemetery, crematorium, burial ground, electric crematorium				●					
13	Children Traffic Park				●		●			
14	Cinema	●	●						●	●
15	Clinic for pets	●	●		●				●	●
16	Clinical Laboratory		●		●				●	●
17	Club house not conducted primarily as business	●	●		●		●		●	●
18	Club house or other recreational activities conducted as business		●						●	●
19	Cold storage and ice factory			●						●
20	College				●				●	●
21	Commercial/ business Offices <sup>2</sup>		●	●					●	●
22	Community hall & welfare centre	●	●	●	●				●	●
23	Contractor plant and storage for building material			●						●
24	Convenience Shopping Centre	●	●	●	●	●			●	●
25	Convention Centre				●				●	●

		R	C	I	P	T	G	E	CI	CII
26	Cottage, Handloom and Household Industries <sup>3</sup>	●	●	●					●	●
27	Court				●				●	●
28	Crèche & Day Care Centre	●	●	●	●				●	●
29	Cultural and Information Centre		●		●				●	●
30	Customary home occupation	●	●						●	●
31	Defence	●	●	●	●	●			●	●
32	Diary and poultry industry			●						
33	Dispensary	●	●	●	●				●	●
34	Dry Cleaners-cleaning and dyeing		●	●					●	●
35	Educational and research institution	●	●		●				●	●
36	Electric Sub-station	●	●	●	●	●	●		●	●
37	Existing Village <sup>4</sup>	●	●	●	●	●	●	●	●	●
38	Fair Ground				●				●	●
38A	Farm House <sup>51</sup>	●					●			
39	Film studio <sup>5</sup>						●			
40	Fish curing <sup>6</sup>						●	●		
41	Flatted Group Industry		●	●					●	●

		R	C	I	P	T	G	E	CI	CII
42	Flood control work	●	●	●	●	●	●	●	●	●
43	Forensic Science Laboratory		●		●				●	●
44	Forest						●	●		
45	Gas Godown	●	●		●				●	●
46	General Industries <sup>7</sup>			●						●
47	Golf course						●	●		
48	Green house	●	●		●		●		●	●
49	Gymnasium	●	●		●		●		●	●
50	Health Centre	●	●	●	●				●	●
51	Hospital	●	●	●	●				●	●
52	Hostels for educational institution	●	●		●				●	●
53	Hotel		●		●				●	●
54	Indoor Games Hall	●	●	●	●		●		●	●
54A	Integrated Township <sup>14</sup>	●		●	●			●	●	●
55	Jail				●					
56	Junk yard <sup>8</sup>			●						

		R	C	I	P	T	G	E	CI	CII
57	Local, Municipal, State or Central Government office	●	●	●	●	●			●	●
58	Mechanical workshop with lathes, drills, grinders, spot welding set			●						●
59	Medical, eye and dental practitioners' clinic	●	●	●	●				●	●
60	Monument <sup>9</sup>	●	●	●	●	●	●	●	●	●
61	Motor Driving Training Centre	●	●		●				●	●
61A	Motel <sup>12</sup>	●	●		●		●		●	●
62	Municipal facility (as listed in Annex VII)	●	●	●	●	●	●	●	●	●
63	Music, dance, drama training centre	●	●		●				●	●
64	Neighbourhood Shopping Centre- convenience & local shopping with vegetables, fruits, flowers, fish and meat.	●	●						●	●
65	Night Shelter	●	●	●	●	●			●	●
66	Nursery, Horticulture and Orchards	●	●	●	●	●		●	●	●
67	Nursing Home	●	●	●	●				●	●
68	Oil Depot <sup>10</sup>			●						

		R	C	I	P	T	G	E	CI	CII
69	Open Air Theatre	●	●	●	●		●		●	●
70	Orphanage	●	●		●				●	●
71	Park, play ground, playfield and recreational area	●	●	●	●		●		●	●
72	Personal Service Shop	●	●	●	●	●			●	●
73	Petrol filling station	●	●	●	●	●	● <sup>n3</sup>		●	●
74	Photograph studio and laboratory	●	●	●	●				●	●
75	Piggery			●						
76	Planetarium		●		●		●		●	●
77	Police Headquarter and Police Lines				●					
78	Police Station, Out Post and Fire Station	●	●	●	●	●			●	●
79	Post office, Telephone Exchange, Telegraph Offices	●	●	●	●	●			●	●
80	Professional office of a resident of the premise	● <sub>15</sub>	●						●	●
81	Public library	●	●		●	●			●	●
82	Radio broadcasting studio				●				●	●
83	Railway Station					●				



		R	C	I	P	T	G	E	CI	CII
84	Reformatory (Juvenile Home)				●				●	●
85	Refinery <sup>11</sup>			●						
86	Religious Place like temple, namghar, mosque, church etc	●	●		●				●	●
87	Research and Development Centre		●	●	●					
88	Residence cum Work Plot	●	●						●	●
89	Residential Dwelling	●	●		●				●	●
89A	Residential Dwelling Low Income Group <sup>14, 16</sup>	●	●	●	●			●	●	●
90	Residential Plot- Plotted Housing	●			●				●	●
91	Restaurant, cafeteria, milk bar	●	●	●	●	●	●		●	●
92	Retail Shop <sup>12</sup>	●	●	●	●	●			●	●
93	Satellite and Telecommunication Center				●				●	●
94	Schools	●	●		●				●	●
95	Service Centre	●	●	●		●			●	●
96	Sewerage treatment plant			●	●					

		R	C	I	P	T	G	E	CI	CII
97	Social, cultural and religious institution	●	●		●				●	●
98	Specialised Park/Ground		●		●		●		●	●
99	Sports Training Center				●		●		●	●
100	Stadium						●			
101	Storage of petroleum and other inflammable materials			●						<div>●</div>
102	Storage, Warehouses and Godown		●	●					●	●
102 A	Storage of Processed Food & Dairy Product Consumer and stationery article		●	●	● n5				<div>●</div>	<div>●</div>
103	Swimming Pool	●	●		●		●		●	●
104	Taxi stand and bus stand, cycle and rickshaw stand	●	●	●	●	●	●		●	●
105	Theatre, assembly or concert hall, dance and music hall and such other place of entertainment	●	●		●				●	●
106	Truck terminal		●			●				
107	Vending Booth	●	●	●	●	●	●		●	●
108	Vocational Training/ Technical Training Institute	●	●	●	●				●	●

		R	C	I	P	T	G	E	CI	CII
109	Watchman or Caretakers' Lodges	●	●	●	●	●	●		●	●
110	Water Treatment Plant	●	●	●	●	●	●	●	●	●
111	Weekly Market/ Informal Sector Unit	●	●		●		●		●	●
112	Wholesale Trade		●							
113	Wireless transmitting and weather station, Transmission Tower				●				●	●
114	Zoological park						●			

**Note:**

1. All Existing non nuisance, non-polluting uses to continue in the following use zones:
  - Residential
  - Commercial
  - Industrial
  - Public/Semi-public
  - Transportation and Communication
  - Composite Use I
  - Composite Use II

All existing non nuisance, non-polluting uses may be allowed to continue/discontinue after an application for special permission to the Authority in the following use zones:

- Recreational, Commercial, Public/ Semi Public & Green Belt
  - Eco-sensitive/ Eco-Friendly.
  - All notified forest, water bodies, rivers etc. are classified as Eco-Sensitive Zone. Also the entire other areas west of Gorchuk-Pamohi Road, South of National Highway bye-pass upto Deepar Beel shown in land use zoning plan are classified as Eco-Sensitive Zone where existing Govt. institutions will not be affected.
2. To be permitted in commercial areas to be indicated in Industrial Use Zones in Local Area Plans/ Layout Plans
  3. In Residential use zone, existing uses to continue and new ones to come on special permission from the authority Also refer Annex I
  4. No further expansion of residential area
  5. In the New Town proposed Recreational Area

6. Only Existing uses to continue
7. Only those industries as listed in Annex I
8. Permitted only in Heavy Industrial Zone
9. Existing locations to continue
10. Permitted only in Heavy Industrial Zone
11. Permitted only in Heavy Industrial Zone
12. \*In commercial centers in industrial areas
13. Parks, parking, circulation and utilities can be located in any of the use zones. In recreation and eco-sensitive zone, these would be permissible with special permission from the Authority.
14. The following activities shall be permitted only in Eco-Friendly Zone and not in Eco-Sensitive Zone
  - Tourism
  - Socio-cultural activities
  - Bungalow type construction
  - Integrated Township
  - Residential Dwelling Low Income Group
  - Development of land would be permitted in Eco-Friendly Zone, if an integrated land development proposal is submitted. Such proposal should cover an area of more than 20 ha and should have obtained prior Environmental Impact Assessment (EIA) clearance from competent authority with maximum coverage of 33% and maximum FAR of 150.
15. To the maximum of 30 percent of the FAR is allowed
  - n1. Maximum coverage of 25% and maximum FAR of 50 provided the area is not notified as water bodies forest etc.
  - n2. A roadside hotel designed primarily for motorists, typically having the rooms arranged in low blocks with parking directly outside with 25% coverage & 50 FAR. Provided area is not notified as water bodies, forest etc. & only on plots along NH & peripheral ring roads
  - n3. In Green Belt it is allowed on N.H by pass and peripheral ring road as a high way amenity.
  - n4. Maximum coverage of 25% and maximum FAR of 50 with Assam Type structure in areas not notified water bodied forest etc.
  - n5. Maximum coverage of 40% and maximum FAR of 100 on the plot along National Highway and peripheral ring roads.

Note: For interpretation of land use zoning and development control regulation Authority may constitute a committee of experts if such situation arises. The committee may also be given the task of elaborate and add on the above land use permissibility considering the circumstances that may come from time to time in the process of implementation of the plan for subsequent approval of Government.













